



TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

**ZONING BOARD OF
ADJUSTMENT**

May 8, 2025

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Board/Commission has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email tdixon@trophyclub.org

REGULAR ITEMS

- 1. Case ZBA-25-003 Triple Crown Estates Lot 6 Block A**
Conduct a public hearing and consider action regarding a request made by Charles Jeppesen, on behalf of the property owner, Moda Homes, LLC, for a variance to Section 14.02.151(f)(6), dept of the rear yard setback, to reduce the rear yard setback from 25 feet to 15 feet on a piece of property to be platted as Lot 6, Block A of Triple Crown Estates. The property is approximately 26,255 square feet out of the Mary Medlin Survey, Abstract No. 832, Town of Trophy Club, Denton County, Texas. Case ZBA-25-003
- 2. Consider approval of the February 20, 2025, Zoning Board of Adjustment meeting minutes. (A. Santos)**

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.



ZONING BOARD OF ADJUSTMENT COMMUNICATION

MEETING DATE: May 8, 2025

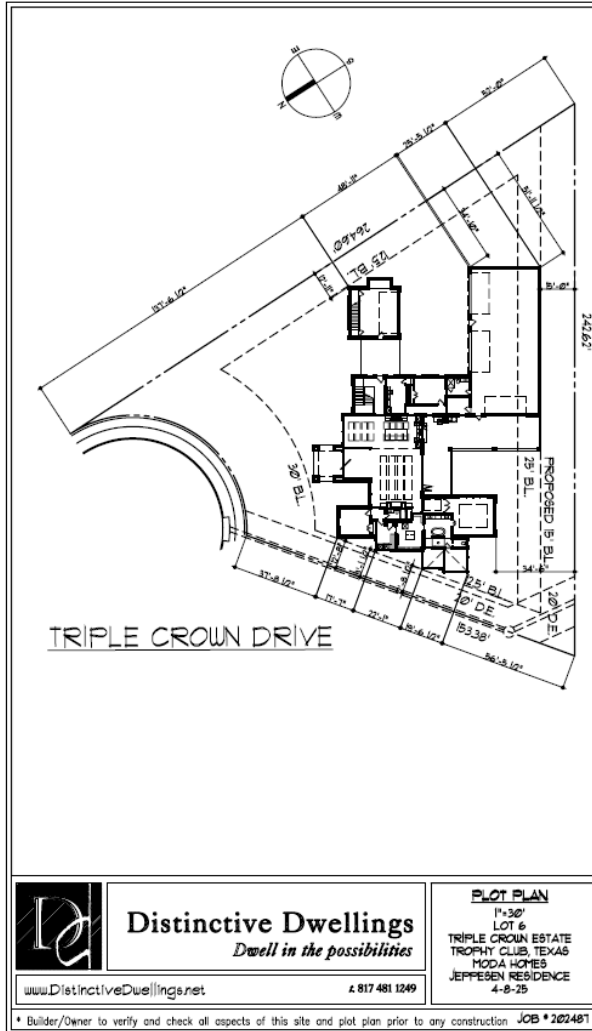
FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **Case ZBA-25-003 Triple Crown Estates Lot 6 Block A**

Conduct a public hearing and consider action regarding a request made by Charles Jeppesen, on behalf of the property owner, Moda Homes, LLC, for a variance to Section 14.02.151(f)(6), dept of the rear yard setback, to reduce the rear yard setback from 25 feet to 15 feet on a piece of property to be platted as Lot 6, Block A of Triple Crown Estates. The property is approximately 26,255 square feet out of the Mary Medlin Survey, Abstract No. 832, Town of Trophy Club, Denton County, Texas. Case ZBA-25-003

BACKGROUND/SUMMARY: Moda Homes, LLC is requesting approval of a variance to the 25-foot depth of rear yard setback to construct the home drawn on a pie-shaped, cul-de-sac lot (see diagram). With the unique shape of the lot, it is difficult to achieve the side-load garage and drive design that the customer is looking for. The proposed setback of 15-feet would allow for this design to be constructed within existing side yard setbacks.

Reference diagram



Section 14.02.151(f), R-15 Single-Family District regulations of the Town’s Zoning Ordinance provides the following area regulation:
“(6) Depth of rear yard. 25 feet minimum .”

The applicant has noted he does not have direct knowledge of other properties in the neighborhood with identical circumstances or issues. He also noted that as this issue is due to the unique shape of what will be platted as Lot 6, the lots that will be platted as 1-5 do not anticipate similar issues.

Exhibit A shows the location of the property via an aerial map. **Exhibit B** includes the applicant’s proposed final plat for the entire parcel of land in Denton County with the identification number 68432. **Exhibit C** is the application information included in this report. **Exhibit D** illustrates the public hearing letter and area of notification.

Zoning Board of Adjustment Authority:

Section 14.02.405(h) of the Trophy Club Code of Ordinances authorizes the Zoning Board of

Adjustment to consider and allow waivers to the depth of rear yard requirements as a Special Exception. The language from the ordinance reads:

“The Zoning Board of Adjustment shall have the following powers”:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official of the town in the enforcement of this ordinance.
2. To hear and decide special exceptions to the terms of this ordinance upon which the board is required to pass under this ordinance, if any.
3. To authorize upon appeal in special cases, such variances from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provision of this ordinance will result in unnecessary hardship, so that the spirit of this ordinance shall be observed and substantial justice done.
4. To permit in any district such modification of the requirements of the district regulations as the board may deem necessary to secure an appropriate development of a lot where adjoining such lot on two (2) or more sides there are lots occupied by buildings which do not conform to the regulations of the district.

Public Hearing Notices:

Notice of the Public Hearing was published in the Fort Worth Star Telegram and notices mailed to property owners within 200 feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

Section 14.02.405, Zoning board of adjustment, subsection (f) Meetings states that all matters before the board of adjustment on matters of appeal, variance, special exception, or other matter as specified by ordinance, shall be held as a public hearing in accordance with the provisions of section 14.02.406, Public Hearings. Contradicting requirements for a public hearing will be processed with the most restrictive regulations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Exhibit A - Property Location Aerial Map
2. Exhibit B - Proposed Final Plat
3. Exhibit C - Application and Hardship Information
4. Exhibit D - 200-foot Notification Letter and Map

ACTIONS/OPTIONS:

A concurring vote of four (4) members of the Board of Adjustment is necessary for approval of the variance/special exception request. Staff recommends approval of the variance to encroach rear setback as presented.

Exhibit A - Property Location Aerial Map



ESRI


Zoning Board of Adjustment (ZBA) Request Type—Check the appropriate box below

- Variance to Zoning Requirement Fence Special Exception Administrative Appeal
 Building Board of Appeals / Building and Standards Commission Appeal Other Appeal

DETAILS OF REQUEST (See Page Two for additional required information)

Description of Request: CUL-DE-SAC LOT (6) 25 FT SET BACK CHANGE
TO 15 FT SET BACK FOR SUPPLY LOT
Property Address: LOT 6 TRIPLE CROWN ESTATES Current Zoning: _____
Legal Description: _____

APPLICANT / OWNER INFORMATION

<u>Applicant</u>	<u>Owner (If Different)</u>
Name: <u>CHARLES JENSEN</u>	Name: _____
Address: <u>LOT 6 TRIP</u>	Address: _____
State/ZIP: <u>TRIPLE CROWN ESTATE'S</u>	State/ZIP: _____
Phone: <u>630-669-9119</u>	Phone: _____
Email: <u>JV BUILD@COMCLASS.NET</u>	Email: _____
Signature: 	Signature: _____

NOTE: The property owner must sign the application or submit a notarized letter of authorization.

APPLICATION REQUIREMENTS

- All required information, plans and signatures, **including the second page of this application** shall be completed prior to application submittal. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
- Per the requirements of page two, a detailed description of the request including all relevant project details shall be attached on a separate sheet to this application.
- All required application fees shall be paid upon submittal of this application.
- Other plans and exhibits may be required to be submitted with this application per the requirements of the Town Code of Ordinances. It is recommended that a preliminary conference with a member of Town staff be conducted prior to the submittal of this application.
- Requests before the Board are considered individually based on whether the request constitutes a hardship as described in the Town Code of Ordinances and are subject to denial. Completion of this application shall not imply any guarantee of approval of the request or permission to continue any work related to the request.

STAFF USE ONLY

Date Received: 4-9-25
Received by: _____
Fee Paid: \$300.00
Payment Type/Check #: _____
Receipt #: 11574
Case #: RPR-000230-2025

In order to make a finding of hardship and to grant a variance, special exception or appeal, the Zoning Board of Adjustment must determine that all of the following conditions are met. State how your request meets these conditions. Please note that the stated hardship shall not be financial or self-induced. Attach additional sheets if necessary.

1. Completely describe the variance, special exception or appeal you are requesting:

REQUESTING BACK OF PROPERTY CURRENTLY HAS 25 FT SET BACK UP AGAINST ARMY CORE LAND TO CHANGE TO 15 FT SET BACK ALLOWING FOR CURRENT HOME DRAWN (SEE DIAGRAM) WITH A PIE SHAP LOT VERY HARD TO ACHIEVE HOME DESIGN

2. Do similar conditions exist in the area? Explain.

NEW DEVELOPMENT WONT BE AN ISSUE ON THE OTHER LOTS 1-4

3. Describe how the unique conditions or circumstances do not result from your actions.

WITH UNIQUE PIE SHAPE LOT IT IS VERY DIFFICULT TO ACHIEVE THE SIDE LOAN GARAGE AND DRIVE + DESIGN CUSTOMER IS LOOKING FOR WITH (NO) HOMES BEHIND US, AND WE WILL STILL BE ABLE TO KEEP THE SIDES OF PROPERTY WITH CURRENT SET BACKS

4. Is there any way to do what you want without this request?

WITH THE DESIGN OF HOME IT MAKE IT ALMOST IMPOSSIBLE TO TURN AROUND IN THE COURT YARD. SO THE ANSWER TO THE QUESTION IS NO. PLEASE HELP ME ME

ATTACH A DETAILED DIAGRAM OF THE SITE, TO SCALE, AND ANY OTHER DRAWINGS OR INFORMATION NECESSARY TO HELP EXPLAIN THE CASE TO THE BOARD. SHOW ON THE DIAGRAM ALL EASEMENTS, BUILDING LINES, ENCROACHMENTS AND THE VARIANCE, SPECIAL EXCEPTION OR APPEAL REQUESTED. THE SPECIFIC REQUEST SHOULD BE QUANTIFIED BY AN APPROPRIATE MEASUREMENT (DISTANCE, PERCENTAGE, ETC.).



1 Trophy Wood Drive, Trophy Club, TX 76262 | 682.237.2900 | info@trophyclub.org | trophyclub.org

April 16, 2025

Re: Public Hearing for a variance request for rear yard setback on Lot 6 Triple Crown Estates

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed changes, which are described below and shown on a location map on the reverse side.

A request made by the applicant, Charles Jeppesen, on behalf of the property owner, MODA HOMES, LLC, for a variance to Section 14.02.151(f)(6), dept of the rear yard setback, to reduce the rear yard setback from 25 feet to 15 feet on a piece of property to be platted as Lot 6, Block A of Triple Crown Estates. The property is approximately 26,255 square feet out of the Mary Medlin Survey, Abstract No. 832, Town of Trophy Club, Denton County, Texas. Case ZBA-25-003

Public Hearings will be held at a meeting by the Board of Adjustment on **Thursday, May 8, 2025, at 6:00 PM**. The meeting will be held at Town Hall, 1 Trophy Wood Drive in Trophy Club regarding the above request, and action may be taken on the request at the public hearing.

Public Hearings are scheduled for the purpose of receiving public comments. Feel free to contact me at (682) 237-2916 if you need further information.

Sincerely,

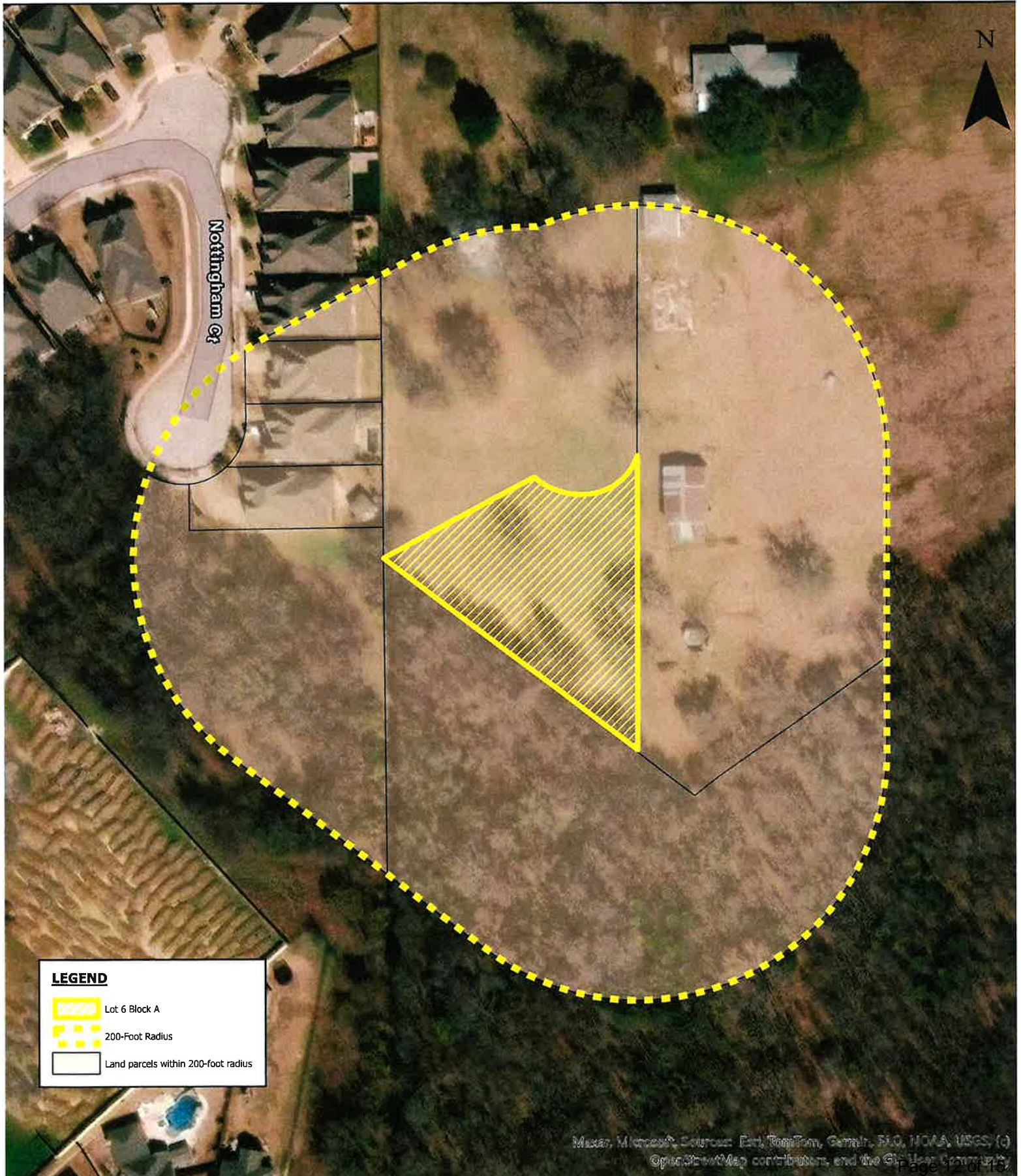
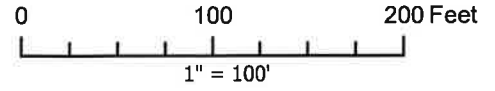
A handwritten signature in blue ink, appearing to read 'Matt Cox', is written over a light blue horizontal line.

Matt Cox




Director of Community Development

TRIPLE CROWN ESTATES, LOT 6 BLOCK A 200 FT. NOTIFICATION MAP

TROPHY CLUB, TX



LEGEND

-  Lot 6 Block A
-  200-Foot Radius
-  Land parcels within 200-foot radius



**ZONING BOARD OF ADJUSTMENT
COMMUNICATION**

MEETING DATE: May 8, 2025

FROM:

AGENDA ITEM: Consider approval of the February 20, 2025, Zoning Board of Adjustment meeting minutes. (A. Santos)

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:

1. ZBA Meeting Minutes 02.20.2025

ACTIONS/OPTIONS:



Town of Trophy Club

1 Trophy Wood Drive
Trophy Club, Texas 76262

Meeting Minutes

Zoning Board of Adjustment

February 20, 2025

6:00 PM

Council Chambers

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Bowman called the February 20, 2025, Zoning Board of Adjustment meeting to order at 6:00 PM and announced a quorum.

Board Members Present:

Steve Bowman	Chairperson
Doug Harper	Board Member
Steven Boedeker	Board Member
Aaron Ross	Board Member
Jonathan Poole	Board Member – Alt.
Daniel Parham	board Member – Alt.

Board Members Absent:

Reid Burley	Board Member
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Staff Present:

Matt Cox	Director of Community Development
Alicia Santos	Sr. Administrative Assistant

CITIZEN PRESENTATIONS

Citizens are allowed four (4) minutes to address the Board regarding an item over which the Board has policy or oversight authority as provided by Texas law, the ethics order, or other policy order.

Chairperson Bowman asked if there were any public requests to speak. No public requests were submitted.

REGULAR SESSION

1. Case ZBA-25-001 (2 and 4 Troon Drive)

Conduct a public hearing and consider action regarding a request made by homeowner Greg Stoltzman for a variance to Section 14.02.035 (c)(3)(A)(B)&(C), Fencing, retaining walls and screening of the Town's Zoning Ordinance to allow for a fence to be constructed parallel to and within 20 feet from an existing fence along the rear property line at 2 and 4 Troon Drive, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

Matt Cox advised the board that the homeowner/applicant had decided to pull the variance request from tonight's agenda.

2. Case ZBA-25-002 (47 Sonora Drive)

Conduct a public hearing and consider action regarding a request made by Michael Conklin for a variance to Section 14.02.156(f)(6), Depth of rear yard in the R-8 Single Family District regulations of the Town's Zoning Ordinance to allow for an attached patio cover in the 20-foot rear yard setback at 47 Sonora Drive, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

Chairperson Bowman opened the public hearing at 6:02 PM

Matt Cox presented the staff report and was available for questions. The applicant is present and available for questions.

Applicant Greg Stoltzman was presented and was available for questions.

Chairperson Bowman asked if there were any public requests to speak. There was no one to speak in favor or opposition.

Chairperson Bowman closed the public hearing at 6:09 PM

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Poole. Chairperson Bowman called for a vote. The motion passed 5-0.

3. Case ZBA-24-005 (2848 Iris Drive)

Conduct a Public Hearing and consider action regarding a request made by Drees Custom Homes LLP for a fence to be extended along the side of the property to the building line/at the property line of the said yard adjacent to a side street at 2848 Iris Drive, Trophy Club, Denton County, Texas. (M. Cox).

Chairperson Bowman opened the public hearing at 6:51 PM.

Matt Cox presented the staff report and was available for questions. The applicant is present and available for questions.

Applicant Mike Davis with Drees Homes presented and was available for questions.

Chairperson Bowman closed the public hearing at 6:55 PM.

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion passed 5-0.

4. Take appropriate action regarding the December 5, 2024, Zoning Board of Adjustment meeting minutes (A. Santos).

Chairperson Bowman motioned for discussion and/or concern. ZBA members discussed procedural questions. Board Member Harper moved to recommend approval, with a second by Board Member Boedeker. Chairperson Bowman called for a vote. The motion passed 5-0.

ADJOURN

Chairperson Bowman motioned to adjourn the meeting at 6:13 PM.

Chairperson Bowman
Zoning Board of Adjustment
Town of Trophy Club, TX

Alicia Santos
Sr. Administrative Assistant
Town of Trophy Club, TX